# City of Hutto

**Minutes**

## Economic Development Corp. Type A and Type B

## Board of Directors Meeting

## Monday, September 11, 2023 at 6:30 PM

## City Council Chambers

1. **CALL SESSION TO ORDER**

   Meeting called to order at 6:30pm

2. **ROLL CALL**

   Board Member Minton & Treasurer Coleman absent, all others present.

3. **PLEDGE OF ALLEGIANCE**

4. **MOMENT OF SILENCE**

5. **PUBLIC COMMENT**

   Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the Hutto Economic Development Corporation Type A and the Hutto Economic Development Corporation Type B on agenda issues and on agenda issues (i.e., Corporation policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4913 during business hours. Each person providing public comment will be limited to 3 minutes. (Note: The Texas Open Meetings Act, Texas Government Code, Chapter 551, prohibits governing bodies from a full discussion, debating, or considering subjects for which public notice has not been given on the agenda. Issues that cannot be referred to the Corporation Staff for action may be placed on the agenda of a future meeting.)

   None.

6. **ECONOMIC DIRECTOR'S REPORT**

   Staff provided general updates on the design progress of the East-West Spine Road at the Megasite; next steps in the budget process; calendar reminders for the canceled Board Meeting on October 9th, upcoming TEDC Annual Conference on October 11-13; project updates on Project NQ2: Academy opening on November 13, final elevations for EVO received, staff will share groundbreaking details for EVO as available; confirmation of the incentive agreement for Project HWB was approved by City Council at their meeting on September 7th.

7. **CONSENT AGENDA**

   7.1. Discuss and consider action regarding R-2023-205 to approve the removal of the abandoned home located on Corporation-owned property at the Hutto Megasite.

   Motion by Vice Chair Lucas to pull this item into executive session and take up action after executive session, seconded by Board Member Thompson. Passed 5-0.

After Executive Session: Motion by Secretary Clancy to approve with the change discussed in executive session, seconded by Vice Chair Lucas. Passed 5-0.

7.2. Discuss and consider action to approve the Minutes from the Corporation's meeting on August 28, 2023.

Motion by Vice Chair Lucas to approve as presented, seconded by Board Member Owens. Passed 5-0.

7.3. Discuss and consider approval of the August Monthly Financial Report

Motion by Vice Chair Lucas to approve as presented, seconded by Secretary Clancy. Passed 5-0.

## 8. EXECUTIVE SESSION

The Board will now recess the open meeting and reconvene in executive session pursuant to Texas Government Code Section 551.071 (Attorney Consultation), 551.087 (Economic Development), and 551.072 (Real Property) to deliberate and seek legal advice regarding: retail and restaurant incentives, Project Titan, Project Sequel, Project Chicago, Spine Road Construction Project, the Megasite project, Project EnChem, Project Primero, the Cottonwood Properties, Project Cal, Downtown development and incentive opportunities, Project 44, Project WelcomeMatt and the evaluation of available corporate funds for incentives.

Recessed to executive session at 6:43pm
Convened in executive session at 6:45pm
Exited executive session at 9:00pm
Reconvened in public session at 9:06pm
No action taken in executive session.

## 9. ACTION RELATIVE TO EXECUTIVE SESSION

9.1. Discuss and consider action regarding residential development on the Cottonwood Properties

Motion by Board Member Thompson to deny all current and future proposed development projects for the Cottonwood Properties that are exclusively residential, and only consider residential development as a part of mixed-use development opportunities, seconded by Secretary Clancy. Passed 5-0.

9.2. Discuss and consider action regarding retail development on the Cottonwood Properties

Motion by Board Member Owens to proceed with the one retail development opportunity as discussed in executive session, and direct staff to bring forward a PSA for that development float the Board meeting on 10/23/23, seconded by Vice Chair Lucas. Passed 5-0.

9.3. Discuss and consider action regarding the planning and development of the Cottonwood Properties

Motion by Vice Chair Lucas to direct staff to bring master planning & development proposals for the Cottonwood Properties for Board consideration at the meeting on 10/23/23, seconded by Board Member Thompson. Passed 5-0.

9.4. Discuss and consider action regarding the development of the Megasite

Motion by Vice Chair Lucas to direct staff to postpone negotiations regarding industrial development on the Megasite pending the results from the staff Korea trip, seconded by Secretary Clancy. Passed 5-0.

9.5. Discuss and consider action on any other item discussed in Executive Session.

**10. FUTURE AGENDA ITEMS**

Secretary Clancy requested a future agenda item to discuss financial processes and procedures.

Board Member Thompson requested a future agenda item to review additional options for legal services.

**11. ADJOURNMENT**

Meeting adjourned at 9:15pm

**12. CERTIFICATION**

Don Carlson, Chairman

Erin Clancy, Secretary